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STATE OF INDIANA
LAKE COUNTY
FILED

2000 024290

2000 APR 10 AM 10:05

RECORDED
INDEXED

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH: That WASHINGTON PLACE HOUSING DEVELOPMENT, LLC, an Indiana limited liability company ("Grantor") BARGAINS, SELLS AND CONVEYS to WASHINGTON PLACE LIMITED PARTNERSHIP, an Indiana limited partnership ("Grantee") for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Lots 61 Washington Square Subdivision an addition to the City of East Chicago, as per plat thereof, recorded in Plat Book 89, page 95 in the Office of the Recorder, Lake County, Indiana.

Subject to all non-delinquent real estate taxes and assessments, liens, restrictions, covenants, agreements and other matters of record, a mortgage granted from Grantor to National City Community Development Corporation, doing business as National City Bank of Indiana, Community Development Association, dated as of even date herewith and recorded as Instrument No. 2000-024287 in the Office of the Recorder of Lake County, Indiana, and all matters that would be disclosed by an accurate survey and physical inspection of the real estate.

The real estate shall also be subject to a Declaration of Covenants, Conditions and Restrictions of Washington Square to be made by Washington Square, LLC, an Indiana limited liability company, and recorded subsequent hereto, and all amendments subsequently made thereto in accordance with the provisions thereof (the "Declaration"); and Grantee, by accepting and recording this deed, hereby consents to, joins in and agrees that the title to the real estate shall be subject to said Declaration.

Grantor, for itself and its successors and assigns, covenants with Grantee, and its successors and assigns, that the premises hereby conveyed are free from all encumbrances made or suffered by it except as aforesaid, and that it will, and that its successors and assigns shall, warrant and defend the same to the said Grantee and its successors and assigns against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a member of Grantor and has been fully empowered by Grantor to execute and deliver this

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

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APR 10 2000

HOLD FOR FIRST AMERICAN TITLE

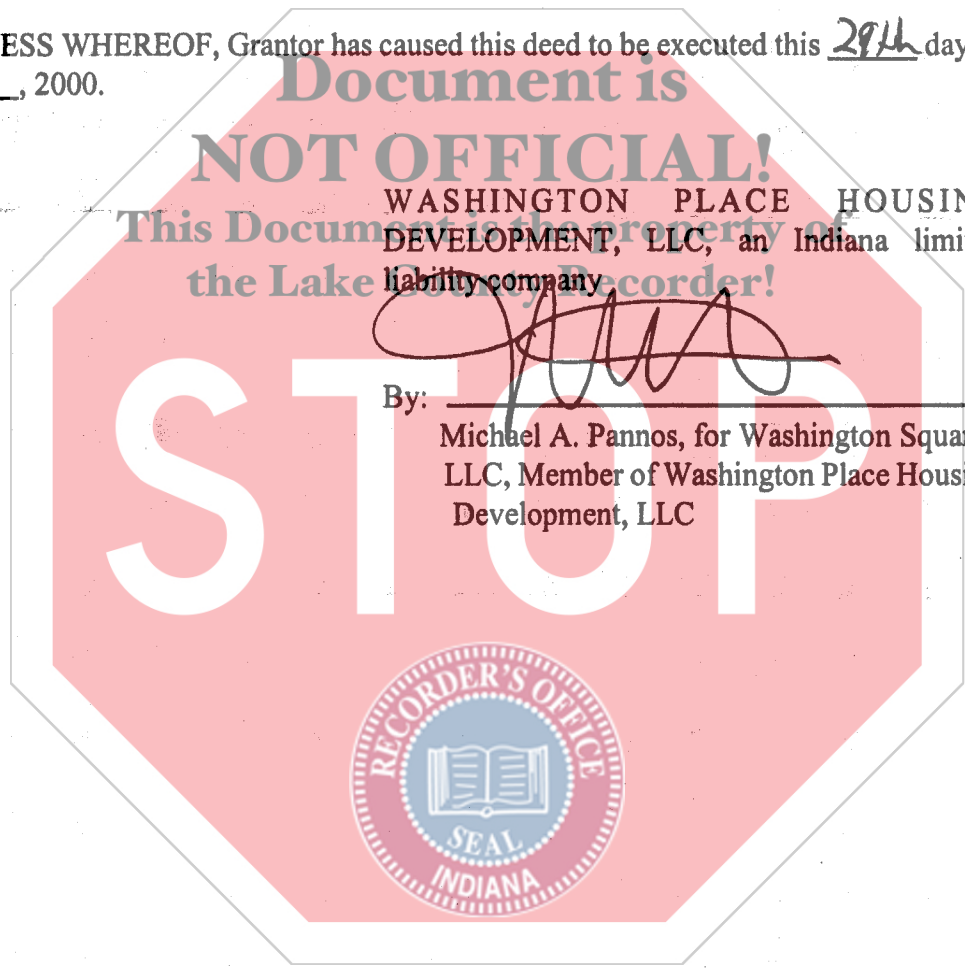
PETER BENJAMIN
LAKE COUNTY AUDITOR

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deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done. There is no Indiana gross income tax due on the transfer made by this conveyance.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 29th day of March, 2000.



STATE OF INDIANA)
) SS:
COUNTY OF Marion)

Before me, a Notary Public in and for said County and State, personally appeared Michael A. Pannos, for Washington Square, LLC, the member of Washington Place Housing Development, LLC, an Indiana limited liability company who acknowledged execution of the foregoing deed as such member acting for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 29th day of March, 2000.

Cheryl G. Croghan
(signature)

Cheryl G. Croghan
(printed name) Notary Public

My Commission Expires: 10-28-2007 County of Residence: Marion

Send tax statements to and
Grantee's mailing address is:



Washington Place Limited Partnership
8101 Polo Club Drive, Suite D
Merrillville, Indiana 46410

This instrument was prepared by James B. Burroughs, ICE MILLER DONADIO & RYAN, One American Square, Box 82001, Indianapolis, Indiana 46282; Telephone (317) 236-2100.

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